

Courtesy Of Jeff D Jackson Of Bode

# \$674,900 - 674 Kinglet Boulevard, Edmonton

MLS® #E4428569

**\$674,900**

3 Bedroom, 2.50 Bathroom, 2,471 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

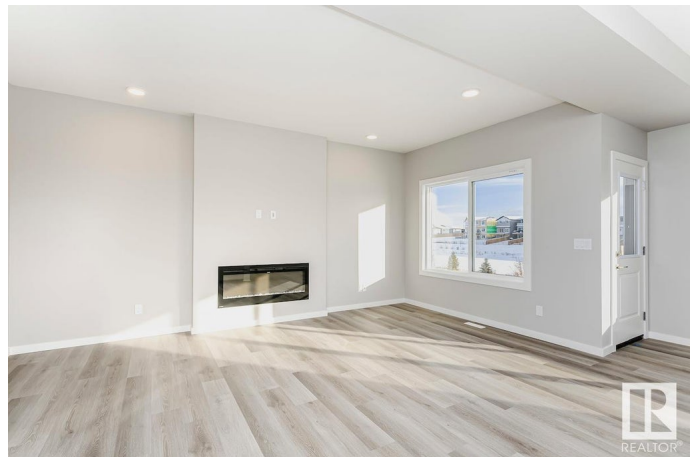
This exceptional two-storey home located in the beautiful community of Kinglet by Big Lake offers luxury and thoughtful design, situated on a pond backing lot with serene pond views.

The main floor includes a welcoming front entry with an impressive open-to-below foyer, a central flex room ideal for a home office or studio, and a designer kitchen with coffered ceilings, a large island, and a seamless flow to the dining area and great room. A walk-through mudroom and pantry add convenience with upgraded melamine shelving and built in bench. Upstairs, you'll find 3 bedrooms, a full bathroom with dual vanities, a central bonus room, and walk in laundry. The spacious primary bedroom boasts a five-piece ensuite with dual vanities, a soaker tub, and direct access to a large walk-in closet. Lastly, a separate entrance is added with 9' basement ceilings for future development.

Built in 2024

## Essential Information

MLS® #	E4428569
Price	\$674,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,471
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	674 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S7

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Fiber Cement, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 2nd, 2025

Days on Market 8

Zoning Zone 59

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Listing information last updated on April 10th, 2025 at 5:02am MDT